



City of Revelstoke

Discussion Paper

File No.: 3900-02

To: His Worship Mayor Sulz and Members of City Council
From: Marianne Wade, Director of Development Services
Paul Simon, Senior Planner
Date: March 11, 2021
Subject: Zoning Bylaw Comprehensive Review

SUMMARY

An update on the status of the proposed Zoning Bylaw amendments. It is anticipated that the proposed Zoning Bylaw amendments will be brought forward to Council for discussion at the April 2021 Committee of the Whole for discussion and to seek direction on the appropriate level of public engagement in advance of formal Council consideration.

BACKGROUND:

The initial phase of a comprehensive review of the City's Zoning Bylaw is underway. A full comprehensive review to update/add development regulations, consolidate/add new zones where necessary, align with the Official Community Plan (OCP) and modernize the bylaw is a complex undertaking that will require a comprehensive analysis of the current land base within the City.

DISCUSSION:

The initial phase includes both housekeeping amendments and content changes to address immediate concerns regarding bylaw clarity, housing options and parking requirements. Given how substantial the proposed changes are, the bylaw is recommended to be repealed and replaced.

Housekeeping Amendments

The bylaw will be formatted to create a more user-friendly document that increases accessibility. Outdated or unnecessary references will be removed from the document, and regulations that are currently dispersed throughout the bylaw will be consolidated into individual sections.



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Enhancing Bylaw Clarity

The proposed amendments will include diagrams to visually represent items such as building height calculations, vision clearance, and setback identification which will enhance clarity for users and simplify administration of the bylaw.

Regulations that are embedded within individual uses will be removed to create consistency between zones, and will provide further clarification to staff and users.

Definitions

Any references to regulations embedded in definitions will be removed, additional definitions will be included, as well as diagrams included for height calculations, irregular lots, setbacks, grade calculations and other common definitions/regulations to improve user accessibility to provide clarification.

Housing Options

To align with changes in the BC Building code and to address Council priorities regarding housing, recommendations will be proposed to eliminate restrictions on secondary suites that only allow them within single family dwellings. Under the proposed revisions, secondary suites will be permitted in single family dwellings, two family dwellings, and row house dwellings.

Additionally, provisions are proposed to allow for a second, detached residence on a single parcel. Properties that contain a single-family dwelling, will be permitted one of the following under the proposed regulations:

- Secondary suite (dwelling unit within/attached to a single family dwelling);
- Carriage suite (detached dwelling unit above a garage); or
- Garden suite (single storey detached dwelling unit)

Supplementary regulations to guide building design parameters such as number of access points, height, setbacks, and development form are proposed to provide flexibility for developers.

Parking

The current parking regulations section of the bylaw delineates parking requirements based upon what zone they fall within, rather than the type of use (residential, commercial etc.). Proposed amendments will sort requirements by use. Amendments to add uses that are currently missing will also be proposed.



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The ability to collect cash-in-lieu for parking stalls or allow commercial development to secure off-street parking on another property via covenant will be an option that is expanded beyond the C1 and C2 zones with the proposed amendments.

Additional regulations to reduce parking requirements for multi-family and mixed use residential for properties with a walkability factor (500 m to a grocery store/pharmacy/bus stop), and bicycle parking accommodation will also be proposed.

Food Security

Staff are proposing to include provisions for urban agriculture for food production in all zones and providing regulations on greenhouse siting and size to support food security.

Next Steps

Staff plan to bring a subsequent, more detailed report outlining the proposed changes and supporting rationale to the committee on April 13, 2021 for the proposed zoning bylaw amendments. A draft version of the zoning bylaw will be made available at this time. Staff will be seeking feedback at that time regarding the level of public engagement to undertake in advance of a public hearing.

IMPLICATIONS:

Strategic

This initiative aligns with Council's strategic priority of Livability to address housing issues that the community is currently experiencing. In addition, this initiative aligns with Council's Organizational Resilience by streamlining the Zoning Bylaw for ease of administration.

Financial

The updates to the Zoning Bylaw will not have a financial impact on the City. The cost of completing the update is included in the City's financial plan with a budget of \$150,000 to allow for the use of an external planning consultant to assist in the drafting of bylaw amendments.



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Administrative

This is an increase in staff workloads in Development Services in working collaboratively with our consultant on the proposed amendments.

Respectfully submitted,

A handwritten signature in black ink that reads "M Wade". The signature is written in a cursive style with a large, looped initial "M".

Marianne Wade
Director of Development Services

A handwritten signature in black ink that reads "Dawn Low". The signature is written in a cursive style with a large, looped initial "D".

Dawn Low
Chief Administrative Officer